

20080104764

46

# OLD SCHOOL SQUARE GARAGE AND PARK SITE

A REPLAT OF A PORTION OF BLOCK 76  
AND A PORTION OF THE ABANDONED 16' ALLEY  
LYING WITHIN BLOCK 76, MAP OF THE TOWN OF LINTON, (PLAT BOOK 1, PAGE 3)  
BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,  
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

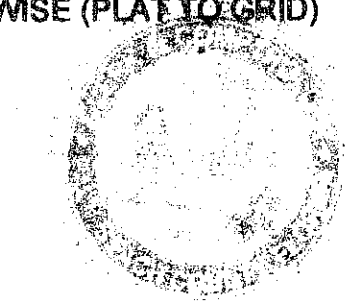
00012-103

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN HEREON ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00004695  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
GRID BEARINGD ARE GRID DATUM NAD 83 1990  
ADJUSTMENT, FLORIDA EAST ZONE.

N00°00'00"E (PLAT BEARING) 01°34'28" = BEARING ROTATION  
S01°34'28"E (GRID BEARING) COUNTER CLOCKWISE (PLAT TO GRID)  
WEST LINE THIS PLAT

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR  
RECORD AT 11:38 A.M.  
THIS 20th DAY OF MARCH  
2008, AND DULY RECORDED  
IN PLAT BOOK NO. 111  
ON PAGE 446-111  
SHARON R. BOCK, CLERK OF  
CIRCUIT COURT AND COMPTROLLER  
BY *Melissa Smith* D.C.



SHEET 1 OF 1

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, William P. Doney, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO CITY OF DELRAY BEACH; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: January 17, 2008

*William P. Doney*  
NAME:  
ATTORNEY, STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAWS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATED: 5-24-06

*John D. Weaver*  
JOHN D. WEAVER  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 3550  
STATE OF FLORIDA  
HELLER - WEAVER AND SHEREMETA, INC.  
CERTIFICATE OF AUTHORIZATION #LB 3449

### REVIEWING SURVEYOR'S STATEMENT:

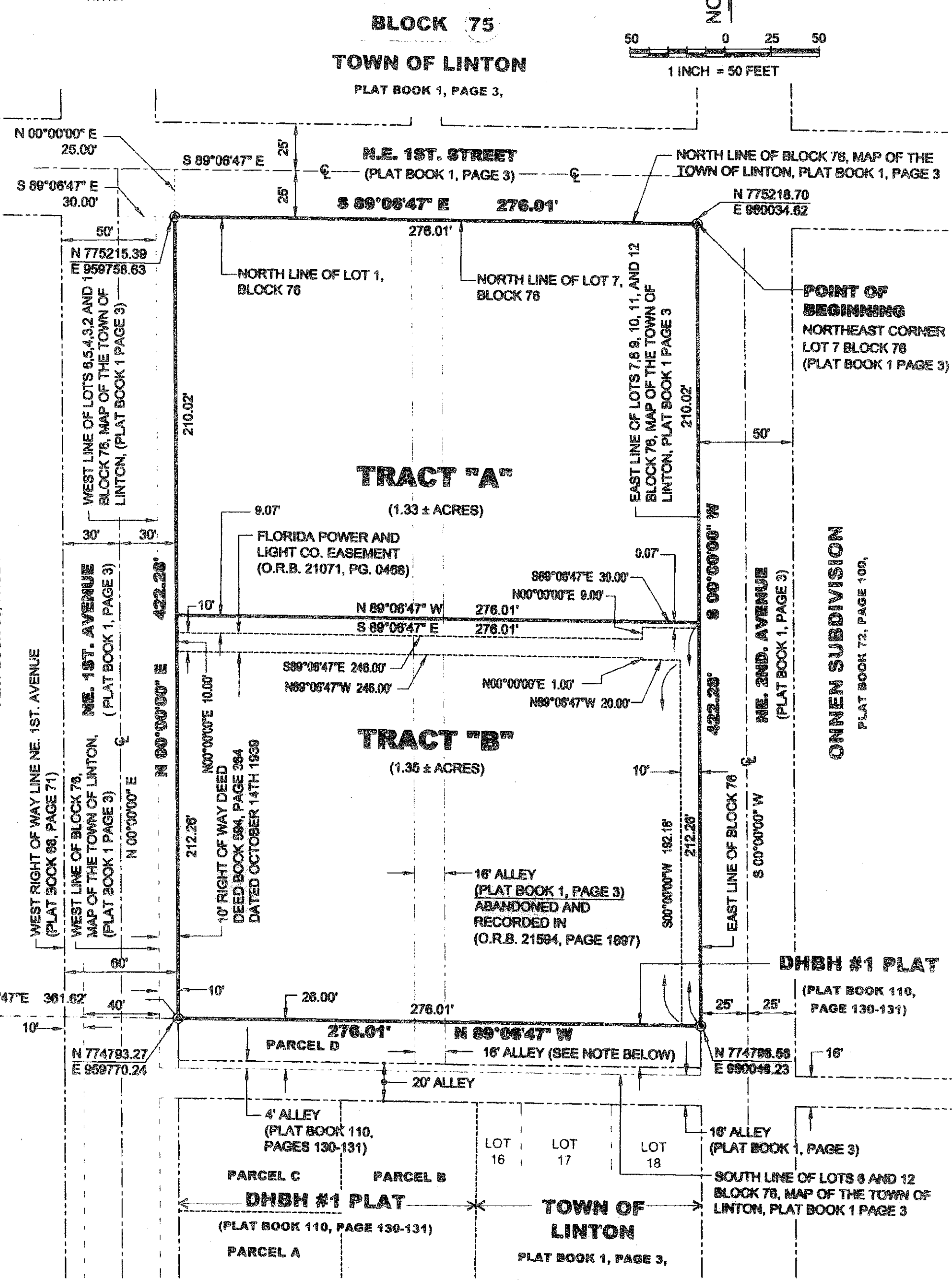
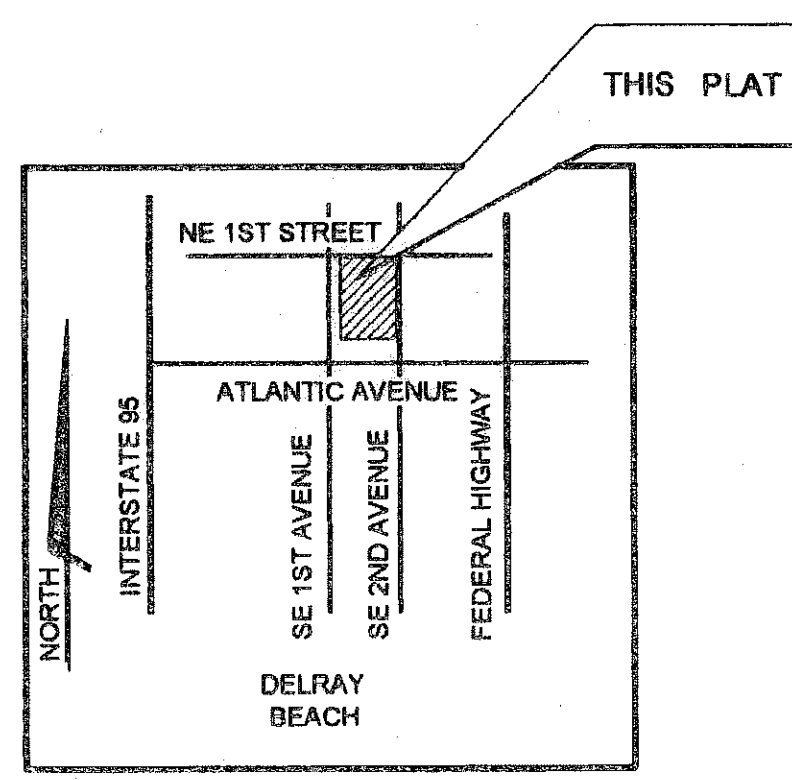
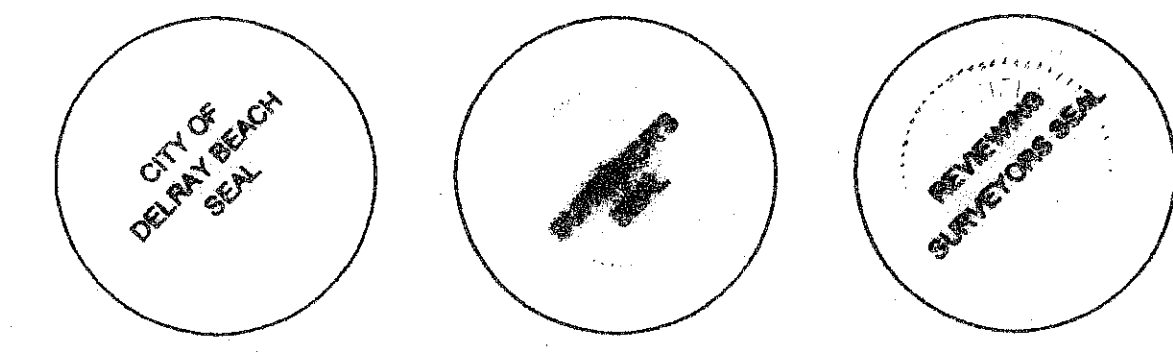
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "OLD SCHOOL SQUARE GARAGE AND PARK SITE", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 1/9/08

*Paul D. Engle*  
PAUL D. ENGLE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5708  
STATE OF FLORIDA  
O'BRIEN, SUTER & O'BRIEN, INC.  
CERTIFICATE OF AUTHORIZATION NO. 353

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NE 1ST AVENUE HAVING AN ASSUMED BEARING OF N 00°00'00" E
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THIS INSTRUMENT WAS PREPARED BY JOHN D. WEAVER, IN THE OFFICE OF HELLER - WEAVER AND SHEREMETA, INC., 310 S.E. 1ST STREET, SUITE 4, DELRAY BEACH, FLORIDA 33483.
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ⊙
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND / OR ORDINANCES OF THE CITY OF DELRAY BEACH.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENT SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- THE NORTH-SOUTH 16 FOOT ALLEY LYING WITHIN BLOCK 76, MAP OF THE TOWN OF LINTON (PLAT BOOK 1, PAGE 3) WAS ABANDONED AND RECORDED IN OFFICIAL RECORDS BOOK 21594 AT PAGE 1897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- N 774796.58 INDICATES STATE PLANE COORDINATE.  
E 960046.23



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF DELRAY BEACH, OWNER OF THE LANDS SHOWN HEREON BEING A REPLAT OF A PORTION OF BLOCK 76 AND A PORTION OF THE ABANDONED 16' ALLEY LYING WITHIN BLOCK 76, MAP OF THE TOWN OF LINTON, (PLAT BOOK 1, PAGE 3) BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OLD SCHOOL SQUARE GARAGE AND PARK SITE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 7, 8, 9, 10, AND 11, AND A PORTION OF LOTS 1, 2, 3, 4, 5, 6, AND 12 AND A PORTION OF THE 16 FOOT ALLEY RIGHT OF WAY, ALL WITHIN BLOCK 76, MAP OF THE TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 7, BLOCK 76, MAP OF THE TOWN OF LINTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°00'00"W ALONG THE EAST LINE OF SAID LOTS 7, 8, 9, 10, 11, AND 12 FOR A DISTANCE OF 422.28 FEET; THENCE N89°06'47"W ALONG A LINE PARALLEL WITH AND 26.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 12 AND LOT 6, OF SAID BLOCK 76, FOR A DISTANCE OF 276.01 FEET; THENCE N00°00'00"E ALONG A LINE PARALLEL WITH AND 10.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOTS 6, 5, 4, 3, 2, AND 1 FOR A DISTANCE OF 422.28 FEET; THENCE S 89°06'47" E ALONG THE NORTH LINE OF SAID BLOCK 76 FOR A DISTANCE OF 276.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF DELRAY BEACH, FLORIDA  
CONTAINING 2.68 ACRES MORE OR LESS.

HAVE CAUSED THE SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS "A" AND "B" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PURPOSES, AS ALLOWED PRUSANT TO THE ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE CITY OF DELRAY BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ATTESTED TO BY ITS CITY CLERK, AND ITS CORPORATE SEAL AFFIXED, THIS 18th DAY OF March, 2008

ATTEST: *Chavelle Nubin*  
CITY CLERK: CHEVELLE NUBIN

BY: *Rita Ellis*  
MAYOR - RITA ELLIS

### ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED RITA ELLIS AND CHEVELLE NUBIN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DEDICATION AS MAYOR AND CITY CLERK OF THE CITY OF DELRAY BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE DEDICATION AS SUCH OFFICERS, AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF THE CITY OF DELRAY BEACH AND THAT IT WAS AFFIXED HEREON BY DUE AND REGULAR AUTHORITY, AND THAT THE DEDICATION IS THE FREE ACT AND DEED OF THE CITY OF DELRAY BEACH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF March, 2008.

*Paul D. Jenkins*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

### CITY APPROVAL:

THIS PLAT OF "OLD SCHOOL SQUARE GARAGE AND PARK SITE" AS APPROVED ON THE 11th DAY OF December, A.D. 2007, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

*Rita Ellis*  
MAYOR

*Chavelle D. Nubin*  
CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

*Paul Bowling*  
DIRECTOR OF PLANNING AND ZONING

*Paul H. Zerk*  
CHAIRPERSON, PLANNING AND ZONING BOARD

*Randall H. Kujarski*  
CITY ENGINEER

*John Janczewski*  
FIRE MARSHAL

Heller - Weaver and Sheremeta, inc.  
Engineers ... Surveyors and Mappers

310 S.E. 1st Street, Suite 4  
Delray Beach, Florida 33483  
Phone: (561) 243-8700  
Fax: (561) 243-8777



L.B. NO. 0003449

WEST ONE QUARTER (1/4) CORNER  
SECTION 16, TOWNSHIP 46 SOUTH,  
RANGE 43 EAST  
N 774573.83  
E 959414.43

THIS INSTRUMENT WAS PREPARED BY  
JOHN D. WEAVER, PSM  
OF

NOTE: THE 16' ALLEY (PLAT BOOK 1, PAGE 3, LYING WITHIN  
PARCEL "D" WAS ABANDONED AND UTILITY EASEMENT  
RETAINED IN (O.R.B. 20672, PAGE 980-986)